

175.0

0011

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

646,900 / 646,900

USE VALUE:

646,900 / 646,900

ASSESSED:

646,900 / 646,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		NICOD ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SUTHERLAND KATHRYN FITZGERALD	
Owner 2: SUTHERLAND DAVID	
Owner 3:	

Street 1: 58 NICOD ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1: COHN KAREN A -
Owner 2: -
Street 1: 58 NICOD ST
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476 Type:

NARRATIVE DESCRIPTION
This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Vinyl Exterior and 1728 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo	1	Level		
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6040	Sq. Ft.	Site			0	70.	1.00	6									420,838						420,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	6040.000	224,200	1,900	420,800	646,900	
Total Card	0.139	224,200	1,900	420,800	646,900	Entered Lot Size
Total Parcel	0.139	224,200	1,900	420,800	646,900	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	374.36	/Parcel: 374.36	Land Unit Type:

User Acct
117885
GIS Ref
GIS Ref
Insp Date
06/26/18

!13710!
PRINT
Date Time
12/30/21 17:36:57
LAST REV
Date Time
09/17/19 14:27:42
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT		Parcel ID		PAT ACCT.						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	224,200	1900	6,040.	420,800	646,900		Year end	12/23/2021
2021	101	FV	216,600	1900	6,040.	420,800	639,300		Year End Roll	12/10/2020
2020	101	FV	216,600	1900	6,040.	420,800	639,300		Year End Roll	12/18/2019
2019	101	FV	185,900	2000	6,040.	414,800	602,700		Year End Roll	1/3/2019
2018	101	FV	185,900	0	6,040.	318,600	504,500		Year End Roll	12/20/2017
2017	101	FV	185,900	0	6,040.	300,600	486,500		Year End Roll	1/3/2017
2016	101	FV	185,900	0	6,040.	276,600	462,500		Year End	1/4/2016
2015	101	FV	174,200	0	6,040.	258,500	432,700		Year End Roll	12/11/2014

SALES INFORMATION							TAX DISTRICT							ACTIVITY INFORMATION						
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes						Date	Result	By	Name	
COHN KAREN A,	72835-548	1	6/27/2019			730,000	No	No								9/17/2019	SQ Returned	JO	Jenny O	
COHN KAREN/ TRU	72253-378	1	2/22/2019	Convenience		99	No	No								8/15/2018	Missed Appt.	BS	Barbara S	
DUGGAN JOHN P-V	43077-267		8/17/2004	Family		99	No	No	N							6/26/2018	MEAS&NOTICE	BS	Barbara S	
	9779-128		1/1/1901	Family			No	No								5/15/2014	External Ins	PC	PHIL C	
																2/10/2014	Info Fm Prmt	EMK	Ellen K	
																3/5/2009	Info Fm Prmt	EMK	Ellen K	
																12/31/2008	Measured	163	PATRIOT	
																12/14/1999	Meas/Inspect	256	PATRIOT	
																1/1/1982		CM		
																Sign:	VERIFICATION OF VISIT NOT DATA			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	2	- Plaster
Sec Int Wall:		%
Partition:	T	- Typical
Prim Floors:	3	- Hardwood
Sec Floors:		%
Bsmnt Flr:	5	- Lino/Vinyl
Subfloor:		
Bsmnt Gar:		
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	2	- Gas
Heat Type:	3	- Forced H/W
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac:
% Com Wal		% Sprinkled

MOBILE HOME

Make:

odel:

Serial #

PARCEL ID: 175 0-0011-0004 0

SPEC FEATURES/YARD ITEMS

SKETCH

33

2

TQS
FFL
BMT
GSS

SUB AREA DETAIL

IMAG

AssessPro Patriot Properties, Inc.

